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ITEM NO. 17

FILE NO. 999

September 16, 2016

**TOWN COUNCIL OFFICE**  
West Hartford, CT

**TO: WEST HARTFORD PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2016-102: Proposed revision to the Zoning Ordinance to create a new section for the alteration of Floor Area Ratio Standard up to 1.5 for buildings accommodating residential living above a commercial ground floor in the Central Business District (BC) zone.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. The proposed regulation is generally aligned with CRCOG's regional Plan of Conservation and Development Policy Recommendations of encouraging mixed use development in areas already served by sewer and water lines.


Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 9/27/2016.

**DISTRIBUTION:** Planner: Avon, Farmington, Newington, Bloomfield, Hartford

Respectfully submitted,  
Sandra Bobowski, Chairman  
Regional Planning Commission

Karl Robert Profe, Vice Chairman  
Regional Planning Commission

  
Lynne Pike DiSanto, AICP  
Principal Planner and Policy Analyst